

Affected Premises: 15-17 Cosby Avenue
Amherst, MA



2008 00025710

Bk: 9654Pg: 277 Page: 1 of 3
Recorded: 12/03/2008 11:21 AM

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 12/03/2008 11:21 AM
ctrl# 021405 25264 Doc# 00025710
Fee: \$1,345.20 Cons: \$295,000.00

FOR REGISTRY USE ONLY

KNOW ALL BY THESE PRESENTS

I, JAMES SMITH of P.O. Box 9532, North Amherst, Hampshire County, Massachusetts

for consideration paid in the sum of TWO HUNDRED NINETY-FIVE THOUSAND and
00/100 DOLLARS (\$295,000.00)

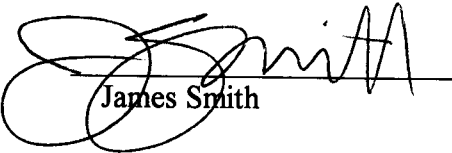
grant to GOOD OL DAVES, LLC with offices located at 53 Stagecoach Road, Amherst,
MA 01002, with QUITCLAIM COVENANTS.

The premises known as 15-17 Cosby Avenue, Amherst, MA:

See EXHIBIT A attached hereto and incorporated herein.

INTENTIONALLY LEFT BLANK

Executed as a sealed instrument this 2nd day of December, 2008



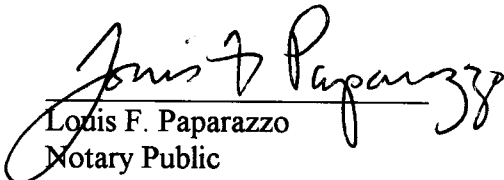
James Smith

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss:

December , 2008

On this day, before me, the undersigned notary public, personally appeared James Smith Known to me personally to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Louis F. Paparazzo
Notary Public
My commission expires:
07/04/2014

EXHIBIT A

The land in Amherst, Hampshire County, Massachusetts, being known and designated as 15-17 Cosby Avenue, Amherst, Massachusetts, bounded and described as follows:

BEGINNING at the northwest corner of the land herein described at an iron pin at Cosby Avenue; thence running southerly along land now or formerly of Raymond H. Jackson and along land now or formerly of G. Edward Fisher to an iron pin which marks the northwest corner of land now or formerly of Maria Dickinson, a distance of one hundred seventy (170) feet, more or less; thence running easterly along land now or formerly of said Maria Dickinson to an iron pin which marks the southeast corner of the tract conveyed to Malcolm G. Thompson and Bonita J. Thompson to an iron pin at Cosby Avenue, a distance of one hundred fifty-two and four tenths (152.4) feet, more or less, thence running westerly along said Cosby Avenue to the point of beginning, a distance of sixty four and five tenths (64.5) feet, more or less.

Being Lot Number 8 on a Plan of Cosby Lots recorded in the Hampshire County Registry of Deeds in Plan Book 12, Page 23.

BEING THE SAME premises conveyed to James Smith by deed of James Smith and Verena J. Smith dated June 26, 2001 and recorded at Book 6271, Page 322.

ATTEST HAMPSHIRE,  REGISTER
MARIANNE L. DONOHUE